

REGULAR MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF MIDDLETOWN

April 11, 2016

The Monthly Meeting of the Housing Authority of the City of Middletown was held at the Middletown Housing Authority Board Room, 150 William St., Middletown, CT 06457 on Monday, April 11, 2016.

Chairman Noglow called the meeting to order at 5:05 p.m. and called the roll.

PRESENT: Evan Noglow, Chairman; Sebastian Santacroce, Vice Chairman; Phil Cacciola, Commissioner

ALSO PRESENT: William Vasiliou, Secretary; Tom Guzzi, Financial Manager; John Rumberger, Facilities Manager; John Boccalatte, Esq.

ABSENT: Izzy Greenberg, Commissioner, Senova Stone, Commissioner

PUBLIC SESSION: Secretary Vasiliou introduced this year's recipient of the Angelo V. Aresco Scholarship, Emmitt Riddick, and presented him with a check for \$1000, to be used towards his college expenses.

FOLLOW-UP REPORT: None

APPROVAL OF MINUTES: On motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola; it was unanimously voted to approve the minutes of the March 14, 2016 meeting as submitted.

APPROVAL OF BILLS: On motion by Vice Chairman Santacroce, seconded by Commissioner Stone; it was unanimously voted to approve the bills as submitted.

ACCOUNTS RECEIVABLE: Secretary Vasiliou reported on 3/31/16 A/R which shows decreases of \$307.49 for Conn 9-2 and \$60.59 for E-101. Net increases of \$681.45 for Conn 9-3, \$1511.47 for Conn 9-4, \$49.66 for Conn 9-5, and \$7829.02 for MR were also noted.

LEGAL ACTION: Attorney Boccalatte stated his 3/31/16 report reflects a very standard month with a favorable ruling. Collections continue to be low, very few with marshals and some bank executions. Office will continue to pursue leads. \$160.00 was collected on vacated accounts.

FINANCIAL: Mr. Guzzi reported on the closing of Liberty Bank account:

Resolution 2016-10

WHEREAS The Housing Authority is currently carrying too many bank accounts:

WHEREAS it makes operational sense to consolidate as many accounts into one bank as soon as possible:

BE IT RESOLVED that the Board of Commissioners agree that the Housing Authority of the City of Middletown will close account 401-22244-6 at Liberty Bank and consolidate this account into one bank in order to achieve operational efficiency.

On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce, It was unanimously voted to adopt Resolution 2016-10 and waive reading of the same.

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SECTION 8: 872 Section 8 units were under lease as of 4/7/16; \$629.29 is the average payment and it continues to grow. The Section 8 Dept will continue to hold monthly briefings.

PERSONNEL: None

MAINTENANCE: 147 work orders completed in March. Ahead of REAC, work orders have been ramped up and marshalling resources back to turnovers.

MODERNIZATION: TS: Work is complete, awaiting punch list walk through with architect. MM design is underway for roofs and windows. Maplewood bathroom bid date is May 2. Giuffrida Engineering has been selected to review systems and advise on a long term/coherent maintenance plan. SHRP/MR: The final punch list for electrical is complete. Windows /siding/roofs on Daddario nearing completion and punch list work continues in the various neighborhoods. Score for REAC inspection is 84!

OLD BUSINESS: None.

NEW BUSINESS: Mr. Vasiliou presented the annual update to the maximum income limits for admission to the CT State Family and Elderly complexes effective March 2016 as published by HUD. On motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola; it was unanimously voted to adopt Resolution 2016-8 and waive reading of same.

RESOLUTION 2016-8

BE IT RESOLVED by the Commission of the Housing Authority of the City of Middletown that

the maximum income limits for admission to State of Connecticut Elderly Housing be increased per the attached Certificate of Approval

CERTIFICATE OF APPROVAL

The Housing Authority of the City of Middletown has established and fixed, by an appropriate Resolution of said Authority, the income limits for Tenant Admission to State of Connecticut Elderly Housing Complex E-101 as follows:

For Admission: The maximum income limits for admission have been determined in accordance with the Connecticut General Statutes, Section 8-115a and 8-119g.

Admission Limits

\$46,000 for 1 person
\$52,600 for 2 persons

RESOLUTION 2016-9

BE IT RESOLVED by the Commission of the Housing Authority of the City of Middletown that the maximum income limits for admission to State of Connecticut Moderate Rental Housing be increased per the attached Certificate of Approval.

CERTIFICATE OF APPROVAL

The Housing Authority of the City of Middletown has established and fixed, by an appropriate Resolution of said Authority, the income limits for Tenant Admission to State of Connecticut Moderate Rental Housing Complex MR-11, MR 11A & MR 47A as follows:

For Admission: The maximum income limits for admission have been determined in accordance with the Connecticut General Statutes, Section 8-115a and 8-119g.

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For Continued Occupancy: The maximum income limits for continued occupancy in Moderate Rental Housing are equal to 125% of the admission limits for such housing.

Admission Limits: Continued Occupancy Limits

\$46,000 for 1 person	\$ 57,500 for 1 person
52,600 for 2 persons	65,750 for 2 persons
59,150 for 3 persons	73,938 for 3 persons
65,700 for 4 persons	82,125 for 4 persons
71,100 for 5 persons	88,750 for 5 persons

76,250 for 6 persons	95,313 for 6 persons
81,500 for 7 persons	101,875 for 7 persons
86,750 for 8 persons	108,438 for 8 persons

On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce; it was unanimously voted to adopt Resolution 2016-9 and waive reading of same.

OTHER BUSINESS: Mr. Vasiliou presented the Professional Services Contract for Attorney Boccalatte where all support services will stay the same.

RESOLUTION 2016-11

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Middletown that it's Chairman be and is hereby authorized to enter into an agreement for legal services with Attorney John L. Boccalatte for a period of two (2) years from the 1st day of April 2016 to the 31st. day of March 2018 at the monthly rate of two thousand four hundred fifty (\$2450.00) dollars and other compensation as defined by the contract.

On motion by Commissioner Cacciola, seconded by Vice Chairman Santacroce, it was unanimously voted to adopt Resolution 2016-11 and waive reading of the same.

There being no further business to come before the Commission, on motion by Vice Chairman Santacroce, seconded by Commissioner Cacciola, it was unanimously voted to adjourn the monthly meeting at 5:44 p.m.

William Vasiliou
Secretary